

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 12, 1972

Appeal No. 11038 R. Frank Jones, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Howard H. Mackey absent and Arthur B. Hatton dissenting, the following Order of the Board was entered at the meeting of January 18, 1972.

EFFECTIVE DATE OF ORDER - March 28, 1972

ORDERED:

That the appeal for variance from the provisions of Section 7404.11 to permit bluestone or gravel in lieu of impervious surface at 2149-57 - 8th Street and 2205-09 8th Street, NW., Lots 949, 951, 952, 953, 319, 320, 321, Square 2877, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-M-2 District.
2. The property is vacant along with four (4) blighted buildings.
3. Appellant request permission to establish a parking lot and to cover area with bluestone instead of concrete or asphalt.
4. Appellant stated that a building is planned for the subject property ot house staff, senior and junior medical students to the extent of 400 apartments within three (3) years.
5. Appellant stated that to require him to surface the parking lot with impervious .material will create a hardship on him since the lot will be used for less than three (3) years.
6. The appellant who owns the property in question intend to give it to Howard University upon the University receiving a housing grant from HUD which is expected within the next few months.

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7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

(a) Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

(b) All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of bluestone or gravel in lieu of impervious surface.

(c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public.

(d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

(e) No vehicle or any part thereof shall be permitted to project over a lot or building line or on or over the public space.

(f) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

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(g) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

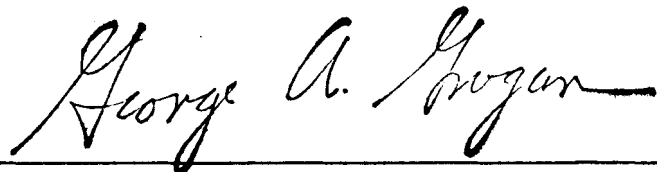
(h) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

(i) No certificate of occupancy shall be issued until all conditions of this Order are met and complied with, and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.